

**Timber Ridge HOA
Annual Homeowners Meeting
Monday, April 19, 2021**

Call to order

The meeting was called to order at 7:00 PM. Carolyn Morton, president announced the purpose of the meeting was to review the year and transact business authorized by the homeowners.

Election of Chair for the meeting

Carolyn Morton asked for a motion to elect a chair for the meeting. Jay Longfellow, 1821 N Stoney Point, moved to elect Carolyn Morton. Galen Hysom, 11114 W Cornelison, seconded the motion. Motion carried.

Call of roll and certify proxy

Carolyn Morton asked Secretary Cynthia Portillo to report the number of homeowners present. Cynthia reported there were 22 homeowners present. We need 56 present for a quorum to hold the meeting. Carolyn asked for a motion to continue the meeting and disregard the need for 56 homeowners to be present. Jay Longfellow, 1821 N Stoney Point, moved we disregard the 56 needed for a quorum and continue the meeting. Mary Green, 2042 N Parkdale, seconded the motion. Motion carried.

Proof of notice of meeting

The TRHOA annual meeting was announced in the newsletter, posted on the website www.timberidgehomeowners.com, reminder postcards were mailed and signs were posted in the neighborhood.

Introduce the Board

Carolyn introduced the board. Carolyn Morton - President, Howard McCoy - Vice President and Cynthia Portillo - secretary. Tim Royse serves as treasurer for the association.

Approval of last year's minutes

Carolyn asked if meeting minutes from 2019 were handed out to review for approval. Cynthia stated that she did not bring minutes from meeting in 2019 and due to Covid 19, we did not have an annual meeting in 2020 and therefore did not have minutes to review and approve for 2020. Jay Longfellow moved that we disregard the approval of minutes from the 2019 meeting. Mary Green seconded the motion. Motion carried.

Treasurer's Report

Tim Royse gave the treasurer's report for the year January 1, 2020 to December 31, 2020. Tim also gave the current monthly treasurer's report dated 4/1/21 thru 4/12/21. The ending checking balance was \$11,943.21, savings balance \$38,714.56 for a total balance of \$50,657.77. Tim answered several questions from those in attendance.

Community Police Officer

Officer Richard West was present filling in for Lori Kimrey, our area Community Police Officer. Officer West handed out a crime report for our area and told us we could access the report on Lexus-Nexus website.

Report from the Board

Carolyn reported on several items the board worked on the previous year:

- 1) Several letters to homeowners addressing various complaints: home repairs, fence repairs, parked RV's, boats, and trailers, lawns not kept up and various other covenant violations.
- 2) We had several dead trees removed and planted new ones to replace them.
- 3) We had fountains installed in Ponds 2 & 4 to aerate the water and hopefully solve algae problems. We will install a fountain in Pond 1 later in the year.
- 4) We thanked Jim Hill for putting up our Christmas lights. He does a good job every year.

Election of Director

Carolyn's term expired 4-2020. Since there was no Annual meeting in 2020, she has continued to serve on the board. Cynthia's term is set to expire 4-2021.

Carolyn asked for nominations from the floor for a director to serve a two-year term and a director to serve a three-year term. Jim Hill nominated Carolyn Morton to serve a two-year term. Jay Longfellow seconded the motion. Mary Green nominated Cynthia Portillo to serve a three-year term. Mary Fulton seconded. Nominations ceased.

Jay Longfellow moved to elect Carolyn for a two-year term and Cynthia for a three-year term by acclamation. Wayne Green seconded. Motion carried. Carolyn was elected to a two-year term and Cynthia was elected to a three-year term.

Old business

No old business was reported.

New business

Kathy McConathy - 10817 W Westport-asked if you hit a goose who do you call? You should call the Kansas Wildlife Department and report it.

Carlene Nelson - 1950 N Parkdale Ct - Asked if we could treat the commons area behind her home with weed killer and get sprinkler systems put in that area. They have lived here 30 years, and nothing has ever been done to improve the area behind her home. Carolyn said we would have to dig a well, put electricity in plus a sprinkler system that would be a big expense. Jay Longfellow moved that the Board consider increasing the HOA dues a "significant" amount to cover the cost of the HOA improvements needed for a sprinkler system, etc. Carlene Nelson seconded the motion. Motion carried.

Kathy McConathy - 10817 W Westport - Asked if her neighbor has a large dead tree, can the HOA make them cut it down. Carolyn answered, yes, the HOA could send a letter to the home owner asking them to remove the dead tree.

Mary Fulton - 2014 N Parkdale - Asked if Pond 3 will get a fountain. Carolyn responded probably not since there is no electricity around the pond and due to the ponds size.

Clark Schmidt - 1805 W Shefford - Asked if HOA was going to spray for dandelions? Howard answered and said Randy (landscaper for HOA) has been contacted to spray for weeds.

Teresa Poynter - 2010 N Parkdale-said it is best to spray for weeds in the Fall.

Shanda Steele - 1814 N Shefford Cir - Asked if the two trees behind her house could be removed? Limbs have fallen and broken her fence a couple different times. She also said the mowers have broken her fence, too, with their equipment. Carolyn said if mowers damaged her fence, HOA will pay to have it fixed.

Carlene Nelson - 1950 N Parkdale Ct - Asked if we would send a letter to a neighbor with damage to home, worn siding and repairs needed. Carolyn asked her to send the Board the address and we will review it.

Adjournment

With no further business, the meeting was adjourned at 8:13 PM.

Cynthia K Portillo, Secretary